

JEFFERSON COUNTY COMMISSIONERS
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TOM LYTHGOE, CHAIR

CHUCK NOTBOHM

KEN WEBER

**PROCEEDING OF THE BOARD OF COMMISSIONERS
COUNTY OF JEFFERSON, STATE OF MONTANA
October 3, 2006**

Present: Commissioners Lythgoe and Notbohm; Harold Stepper and Mike Hoffman, County Planners; Bonnie Ramey, Clerk and Recorder; Patty O'Neill, Treasurer; Dennis Lay, Greg Murray, Mike Lapp, Bob Keisling, Jan Anderson, *Boulder Monitor/Jefferson County Courier*
Absent: Commissioner Weber

MINUTES

Commissioner Lythgoe moved to accept the minutes of July 25. Commissioner Notbohm seconded. The motion carried.

Commissioner Lythgoe moved to accept the minutes of August 1. Commissioner Notbohm seconded. The motion carried.

Commissioner Lythgoe moved to accept the minutes of August 8. Commissioner Notbohm seconded. The motion carried.

Commissioner Lythgoe moved to accept the minutes of August 15. Commissioner Notbohm seconded. The motion carried.

Commissioner Lythgoe moved to accept the minutes of August 29. Commissioner Notbohm seconded. The motion carried.

Commissioner Lythgoe moved to accept the minutes of September 5. Commissioner Notbohm seconded. The motion carried.

Commissioner Lythgoe moved to accept the minutes of September 19. Commissioner Notbohm seconded. The motion carried.

REPORTS

October 3, 2006 minutes.wpd

Receipt of August expense and revenue reports from the Clerk and Recorder.

Receipt of September Clerk and Recorder fees.

Receipt of September cash report from Treasurer.

CALENDAR REVIEW

10/04 Meeting with Anna Cossell with Hub Insurance

Meeting with Bill McBride

10/05 Area IV on Aging - White Sulphur Springs - 10:00

10/09 Holiday - County offices closed

COMMISSION REPORTS

MACo CONFERENCE

Commissioner Lythgoe stated that he and Commissioner Weber were at a MACo conference the previous week. They discussed a lot of resolutions for the upcoming the Legislature. The most interesting thing that happened during the week was that Mr. Butcher was there to defend his position on I97 and I154. It was not a very friendly, receptive crowd.

ANNEXATION MEETING

Commissioner Lythgoe reported that the zoning commission met on the 28th. They invited all of the legislative candidates, commission candidates, as well as lobbyist and the sitting legislators from Bozeman to discuss the annexation issue. He stated that it was a good discussion. Jefferson County needs to be aggressive in our response, and needs to respond in disagreement with the Attorney General's opinion. Commissioner Lythgoe reiterated that this was a good meeting with good discussion, noting that this is a very important issue to the County at this time.

CORRESPONDENCE

A DES statement of work was presented for approval. Commissioner Lythgoe moved to sign the statement of work. Commissioner Notbohm seconded. The motion carried.

An Extension services agreement was presented for signature. Commissioner Notbohm moved to find the agreement, after Bonnie reviews it for accuracy. Commissioner Lythgoe seconded. The motion carried.

SUBDIVISION REVIEW

FINAL PLAT APPROVAL - MILLEGAN CANYON ESTATES

Harold Stepper, County Planner, presented his staff report and stated that all conditions of

approval have been met. Compaction test have been done on the roadways, and the road will be paved next year. Condition of approval 14 requires the developer to construct a fire station. Harold stated that he has a subdivision improvement agreement for this. There is a 1.25 acre parcel from Heritage West LLC next to the ranch headquarters to be used for the purpose of providing a site for an emergency services building. The improvement agreement will go along with a letter of credit for \$60,000.

Commissioner Lythgoe asked if there is something in the conditions of approval that indicates the road will be paved. Harold stated that there is nothing in the original agreement to pay the roads, however, with the paving of Cottonwood Canyon, the developer decided to pave the roads. He noted that the 27 lots do not trigger the requirement for hard surfacing of the roads.

Commissioner Notbohm moved to grant final plat approval. Commission Lythgoe seconded. The motion carried. Commissioner Lythgoe moved to approve the subdivision improvement agreement the amount of \$60,000 for the construction of a fire station. Commissioner Notbohm seconded. The motion carried.

FINAL PLAT APPROVAL - WING-IT MINOR SUBDIVISION

Harold presented his staff report and stated that all conditions of approval have been met. He recommended that final plat approval be granted. Commissioner Lythgoe moved to grant final plat approval. Commissioner Notbohm seconded. The motion carried.

FINAL PLAT APPROVAL - BLUEBIRD MINOR SUBDIVISION

Mike Hoffman, County Planner, presented his staff report. He stated that there is a subdivision improvement agreement regarding the approach to the subdivision. The approach will be constructed by Bullock Contracting and the developer will also install a culvert and gravel on the approach. He recommended that final plat approval be granted. Commissioner Notbohm asked if there are will be room for backup drainfields on the two home sites. Dennis stated that there is sufficient room, noting that the DEQ wouldn't have approved the subdivision otherwise. Commissioner Lythgoe moved to grant final plat approval. Commissioner Notbohm seconded. The motion carried. Commissioner Lythgoe moved to enter into the subdivision improvement agreement for \$3000 to assure that the approach is done properly. Commissioner Notbohm seconded. The motion carried.

ITEMS FOR COMMISSIONERS ACTION OR REVIEW

DISCUSS AND DECIDE ON CANCELLATION OF 2002 REAL PROPERTY TAXES

Bonnie Ramey , Clerk and Recorder, stated that every year they review the possibility for tax deeds for unpaid property taxes. This year as there is one property left, a leasehold improvement on a parcel of land. Jerri went to the post notice, but the cabin has been removed. She and the Treasurer are here to request that the Commission cancel the taxes, noting that there is nothing to do a tax deed on. Patty stated that the amount of the taxes with penalty and interest is \$1,225.68. Bonnie stated that they are requesting the Commission canceled the taxes because there is nothing to take. And Commissioner Lythgoe to cancel the taxes in the amount of \$1225.68 for leasehold improvements on Redmond land. Commissioner Notbohm seconded. The motion

carried.

BONNIE RAMEY - DISCUSS MINUTES

Bonnie stated that in January of 2006, she started to keep track of the minutes of public meetings. She noted that some meetings may not have minutes, those that are informational or not our meetings. She asked that if meetings are informational only the commission in forms are of this. She said that she has no meeting minutes for the Safety Committee. She will get a list of all minutes that she still needs to the Commission for their review. She also needs paperwork from the RID process.

DISCUSS AND DECIDE ON THE EXTENSION OFFICE INVOLVEMENT WITH JEFFERSON COUNTY WEED PROGRAM

Commissioner Lythgoe stated that this will be put off for two weeks. Commissioner Weber is not in attendance and he needs to be involved in this discussion.

DISCUSS AND DECIDE ON GREAT WEST ENGINEERING TASK ORDER #7

A task order from Great West Engineering to do preliminary engineering for Saddle Mountain 1, 2 and 3 and Sawmill Road for a RID/RMD was presented. Commissioner Lythgoe stated that there are citizens who live in Saddle Mountain 3 and also on Sawmill Road that have come forward and requested a RID/RMD in the area. This task order will cover all the work needed to get to the public meeting. All costs are reimbursable if the RID/RMD is implemented, although they were probably PILT this in the interim. This task order is for \$13,000. Commissioner Notbohm moved to enter into task order #7 for \$13,000. Commissioner Lythgoe seconded. The motion carried.

DISCUSS AND DECIDE ON GREAT WEST ENGINEERING TASK ORDER #8

A task order from Great West engineering to prepare for the construction season this coming spring. The task order was for \$85,000, and would provide for preliminary engineering and survey. Commissioner Notbohm moved to enter into task order #8 with Great West for \$85,000. Commissioner Lythgoe seconded. The motion carried.

DISCUSS AND DECIDE ON GREAT WEST ENGINEERING TASK ORDER #9

A task order from Great West engineering for the Montana city wastewater project was presented. The amount of the task order is \$2000, and cover a kickoff work session, newsletter, and public meeting, as well as a preliminary engineering report and help with the grant funding process. Commissioner Notbohm moved to enter into task order number nine with Great West engineering for \$3000. Commissioner Lythgoe seconded. Discussion followed. Commissioner Notbohm stated that they all know that something has to be done, but because of the length of time involved, they need to enter into this with caution. The dollar figures are a moving target. Commissioner Lythgoe stated that in his preliminary discussion with Great West, in the description of what they have done in Seeley, the reason it takes so long is putting the grant money into play. They feel that in the end, the residents will only need to come up with \$1 million of the \$15 million project that they are doing in Seeley. While he agrees that they need to be cautious, he almost feels that they need to throw caution to the wind and just do this. This is the reason they will do public meeting up front, as the need to have community support. If they ever hope to have serious economic development in the north end, they need to have some

infrastructure. This should have been done years ago; the existing systems will fail at some point. Commissioner Notbohm noted that the RID area contains a lot of vacant lots, and noted that the new landowners can't be assessed for the RID. If the same holds true with the water system, this would be a concern with him. Commissioner Lythgoe stated that this could be different, as they would not be bonding the entire amount. The motion carried.

RESOLUTION 34-2006 JOINT RESOLUTION IN SUPPORT OF AFFORDABLE HOUSING

A joint resolution between Jefferson County and the City of Boulder was presented for consideration. Commissioner Lythgoe read the resolution (on file in Clerk and Recorder's office). Commissioner Lythgoe noted that Commissioners had a meeting with Barbara Miller and the City of Boulder, and it became apparent that the City and County needed to join forces. Initially, Barbara feels that it is important to find land within the city limits for housing. The town of Boulder doesn't have a lot of money, and if money needs to be forwarded for this project, the County wants to be involved. Commissioner Lythgoe stated that he is very impressed with the program and comfortable with entering into this agreement. Commissioner Lythgoe moved to adopt the resolution. Commissioner Notbohm seconded. The motion carried.

MEETING ADJOURNED

ATTEST:

**BONNIE RAMEY
CLERK AND RECORDER**

TOMAS E. LYTHGOE, CHAIR

CHUCK NOTBOHM, COMMISSIONER

KEN WEBER, COMMISSIONER